

WARRANTY DEED

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Wilbur S. Deming and Barbara K. Deming of Waterville, County of Kennebec and State of Maine for consideration paid, grant to Jeanne A. Mathieu of Oakland, County of Kennebec, and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

The unit known and designated as Unit #38 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and

Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

The following restrictions shall be applicable:

1. Easements to Central Maine Power Company that could possibly affect the property recorded in the Kennebec County Registry of Deeds in Book 3000, Page 267, dated June 4, 1986; Book 3212, Page 347 dated May 2, 1987; Book 3212, Page 348, dated May 2, 1987; Book 3213, Page 47, dated May 13, 1987; Book 2725, Page 257, dated July 17, 1984; Book 2771, Page 31, dated December 4, 1987.

2. Department of Environmental Protection Site Location Orders recorded in said Registry in Book 2726, Page 4, dated September 6, 1984; Book 3017, Page 277; Book 2880, Page 56, dated October 18, 1985; Book 2251, Page 13, dated October 10, 1979; book 2875, Page 92.

3. Easement to Waterville Sewer District recorded in said Registry in Book 1695, Page 320.

Any and All rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Wilbur S. Deming and Barbara K. Deming by Warranty Deed of Kathryn A. Metzger, dated March 3, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3524, Page 133.

WITNESS our hands and seals this 19th day of February, 1993.

[Signature]
WITNESS

[Signature]
Wilbur S. Deming

[Signature]
WITNESS

[Signature]
Barbara K. Deming

THE STATE OF MAINE
Kennebec, ss.

February 19, 1993

Then personally appeared the above named Wilbur S. Deming and Barbara K. Deming and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

93/D03 Mathieu

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993

RECEIVED KENNEBEC SS.

1993 FEB 23 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS

